

FOR SALE or LEASE

\$3,200,000 (sale)

\$0.38psf NNN (lease)

13395 New Airport Rd

Auburn, CA



Offered By:



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**COLDWELL
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255 Elm Ave
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License # 00313415



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Offering: 13395 New Airport Rd

Offering Price: **SALE**
\$3,200,000
(\$49.63psf)

LEASE
\$0.38psf NNN
10,000sf to 50,000sf

Property Type: Manufacturing/
High tech/
assembly

Building Square Footage: 64,480sf total

Zoning: A1-DC

Power: 2,000amp/480 V
3-phase

Parking: 173 spaces

Overhead Doors: 3 dock-high
4 grade level
7 total overhead

Parcel Size:

Restrooms: 16 total restrooms
8 men's & 8 women's

Break Room: Yes

Land Lease: 70 years left

Fire Sprinklers: Yes

Square Footage Breakdown:
20,960sf office
43,520sf warehouse
64,480sf total

13395 New Airport Rd, Auburn, CA

PROPERTY SUMMARY

13395 New Airport Rd hosts a 64,480 square foot, fully-sprinklered light manufacturing/tech building within the Auburn Airport Business Park. This two-story, concrete tilt-up constructed building has 24 foot interior clearance, 7 total overhead doors (3 dock-high and 4 grade level), and 3 existing electrical meters (room for 5 meters total on the panel). Power supply to the property is 2,000amp, 480V, 3-phase. The building currently has approximately 50,000sf available for occupancy, of which approximately 10,000sf is office space and the balance is warehouse/manufacturing/assembly space. This property lends itself to various manufacturing, tech, and research and development applications.

LOCATION: Located within the Auburn Airport Business Park near the local municipal airport and the Robert Trent Jones designed Ridge Golf Course. This property has great access to both Interstate 80 and Hwy 49.

TRAVEL TIME:

Downtown Sac: 30 mins
Sac Int'l Airport: 35 mins

ADDITIONAL BLDG:

Additional leased stand-alone building available for sale or lease.



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We have obtained the above information from sources we believe to be reliable, but no representations of any kind-expressed or implied – are being made as to the accuracy of such information. All references to square footage, lot size, age of improvements, or income/ expense are approximate only and are constantly updated to reflect new or changed information. Individuals should conduct an independent investigation of all pertinent property information. We bear no liability.



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13395 New Airport Rd, Auburn, CA Floor Plan



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